

# Board of County Commissioners

**Hernando County, Florida**

Visit Us on the Internet: [www.co.hernando.fl.us](http://www.co.hernando.fl.us)

Development Services	352-754-4050	Health Department	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

**Date:** 11-18-2025

**Application:** 1513882 SHAFFER JEB

**Department:** ENGINEERING

## APPLICATION REVIEW COMMENTS

### APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:

- (1) A written response letter addressing each comment
- (2) Revised plans addressing any necessary changes.
- (3) Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

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**Review Agency:** ENGINEERING

**Reviewed By:** MCCORKEL KANDICE  
KMCCORKEL@CO.HERNANDO.FL.US

**Phone #:** (352) 754-4060 Ext: 17030

**Fax #:** (000) 000-0000

### Comments:

Reported on: 11-18-2025

Department of Public Works Engineering 1st Review Comments:

The referenced 25-foot of right of way has never been formally accepted, vacation as requested is approved.

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**Date:** 11-21-2025

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**Department:** H.C.UTILITIES DEPT

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Comments of the most current plan review are listed below.

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**Review Agency:** HERNANDO COUNTY UTILITIES

**Reviewed By:** LAURIE ANDREW  
ALAURIE@CO.HERNANDO.FL.US

**Phone #:** (352) 540-4368 Ext: 35147

**Fax #:** (352) 754-4485

### Comments:

Reported on: 11-21-2025

Hernando County Utilities Department (HCUD) has no objections to vacate the 50 foot of right of way (ROW) of Parcel Key #380242 as shown in the survey provided.

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## Stephanie Rose

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**From:** Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>  
**Sent:** Thursday, November 20, 2025 3:00 PM  
**To:** Stephanie Rose  
**Subject:** RE: [EXTERNAL] Vacation of Right of Way - 1513882 - 5209 Culbreath Rd - Key 380242 and 501665

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

INTERNAL

Good afternoon,

Duke Energy does not serve this area; therefore, we have not objection to this vacate request.

Please contact me if you have any questions.

Kind regards,

*Irma Cuadra*

Sr. Research Specialist  
Real Estate Florida Distribution  
452 East Crown Point Road  
Winter Garden, Florida 34787  
Office: 407 905 3310



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**From:** Stephanie Rose <SRose@co.hernando.fl.us>  
**Sent:** Tuesday, November 18, 2025 10:06 AM  
**To:** VACATIONS <VACATIONS@co.hernando.fl.us>; jb2379@att.com; bvez@tecoenergy.com  
**Cc:** Jacqueline Mays <JMays@co.hernando.fl.us>  
**Subject:** [EXTERNAL] Vacation of Right of Way - 1513882 - 5209 Culbreath Rd - Key 380242 and 501665

**\*\*\* CAUTION! EXTERNAL SENDER \*\*\* STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 5209 Culkbreath Rd. Key number 380242 and 501665:



10/08/2025

Jeb Shaffer  
5209 Culbreath Rd  
Brooksville, FL 34601  
727-638-5013  
jebfix@gmail.com

Re: Vacation of Right of Way Request  
5209 Culbreath Rd  
Owner/s: Jeb Shaffer

Dear Jeb Shaffer,

AT&T has received and reviewed the plans regarding the proposed vacation of the right of way listed in the documents provided. Based on the information submitted, AT&T has no objection to the vacation of the right of way as requested.

If you have any further questions or concerns, please feel free to contact me.

Respectfully,

*Jason Bock*

Jason Bock  
AT&T  
Manager – OSP Planning & Engineering Design  
5100 Steyr St, Orlando, FL 32819  
Mobile: (407)353-8446  
Email: jb2379@att.com

## Stephanie Rose

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**From:** Beier, Lacey <Lacey.Beier@lumen.com>  
**Sent:** Wednesday, November 19, 2025 9:33 AM  
**To:** Stephanie Rose; VACATIONS; jb2379@att.com; bvelez@tecoenergy.com  
**Cc:** Jacqueline Mays  
**Subject:** Re: Vacation of Right of Way - 1513882 - 5209 Culbreath Rd - Key 380242 and 501665  
**Attachments:** Outlook-c1t3yvql

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

This address is outside of Lumen's territory.

Thank you,

**LUMEN**<sup>®</sup>

*Lacey Beier*

*Network Implementation Engineer II*

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

[Lacey.Beier@lumen.com](mailto:Lacey.Beier@lumen.com)

[New - NI Organization](#)



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**From:** Stephanie Rose <SRose@co.hernando.fl.us>  
**Sent:** Tuesday, November 18, 2025 10:05 AM  
**To:** VACATIONS <VACATIONS@co.hernando.fl.us>; jb2379@att.com <jb2379@att.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>  
**Cc:** Jacqueline Mays <JMays@co.hernando.fl.us>  
**Subject:** Vacation of Right of Way - 1513882 - 5209 Culbreath Rd - Key 380242 and 501665

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 5209 Culkbreath Rd. Key number 380242 and 501665:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.





December 1, 2025

To: Stephanie Rose | Zoning Technician III  
Development Services Department  
Zoning Division  
1153 Blaise Dr., Brooksville, FL 34601  
**Phone:** (352) 754-4048

Re: Vacation of Right of Way  
Address: 5209 Culbreath Rd, Brooksville, FL, 34601

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the Vacation of Right of Way at the above reference location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Briana Velez". The signature is stylized and cursive.

Briana Velez  
Peoples Gas Systems- Engineering  
8416 Palm River Rd, Tampa Fl 33619  
Office: (813)275-3700 ext:53700  
Cell: (813)460-2040

**stacy@smslaw.net**

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**From:** stacy@smslaw.net  
**Sent:** Friday, January 9, 2026 1:13 PM  
**To:** stacy@smslaw.net  
**Subject:** FW: [EXTERNAL] FW: Vacation of Right-of-Way 1513882 - 5209 Culbreath Rd - Key 380242 and 501665

Stacy Strohauer Son, Esq.  
Strohauer Mannion Son  
Attorneys at Law  
1150 Cleveland Street, Suite 300  
Clearwater, FL 33755  
(727) 461-6100  
Fax (727) 447-6899  
[Stacy@smslaw.net](mailto:Stacy@smslaw.net)

**IRS CIRCULAR 230 NOTICE:** To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties imposed under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed in this communication or in any attachment.

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**From:** Brown, Christopher D <christopher.brown4@charter.com>  
**Sent:** Thursday, January 8, 2026 3:02 PM  
**To:** stacy@smslaw.net  
**Cc:** denise@smslaw.net  
**Subject:** RE: [EXTERNAL] FW: Vacation of Right-of-Way 1513882 - 5209 Culbreath Rd - Key 380242 and 501665

If we do not have to relocate our services then we have no conflict for the release.

Thank you,

**Spectrum**

Christopher Brown | CCII |352-445-3513  
16209 Flight Path| Brooksville, FL 34604

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**From:** [stacy@smslaw.net](mailto:stacy@smslaw.net) <[stacy@smslaw.net](mailto:stacy@smslaw.net)>  
**Sent:** Thursday, January 8, 2026 3:00 PM  
**To:** Brown, Christopher D <[christopher.brown4@charter.com](mailto:christopher.brown4@charter.com)>

Your Touchstone Energy® Partner



January 29, 2026

Jacqueline Mays  
Hernando County Development Dept  
789 Providence Blvd,  
Brooksville, FL 34601

RE:Key 00501665 and 00380242

Dear Ms. Mays,

This is in response to your request to vacate the easement on Key number 00501665 and 00380242 Withlacoochee River Electric Cooperative, INC has no Objection to vacation of the easement, If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Mauldin', with a large, stylized flourish.

Brian Mauldin  
Supervisor of Engineering Services